

Planning & Community Development
Summary Minutes

Work Session was held between the County Commissioners and the Planning Department on Wednesday, September 8, 2010, at 10:00 p.m., in the Island County Annex Building, Commissioners' Hearing Room, B-102, Coupeville, WA. Present were:

County Commissioners: Helen Price Johnson, Chair **Staff:** Debbie Thompson
Angie Homola, Member
John Dean, Member

Staff Present: Bob Pederson, Director, Anthony Boscolo

Others Present: Elaine Marlow, Budget Director, 11 members of the public and press

(Record Part 1 @00:05)

Subject: CPA 155/04 Oak Harbor UGA

Attachments: Memo dated 8/31/10 from Bob Pederson to BOCC

Proposed Action: Bob summarized for the Board the history of the process to date and set out the next procedural steps for Comprehensive Plan Amendment 155/04.

The recommendation of the Planning Commission is to adopt the City of Oak Harbor's recommendation to expand the Oak Harbor Growth Area (OH UGA) by about 189 acres. This recommendation includes expanding the OH UGA to include 7 new parcels, which would accommodate 126% of projected population for Oak Harbor, forecasted for the 20 year period until 2025.

The Board has two options:

1. Accept the Planning Commission's recommendation without any changes and adopt CPA 155/04
2. Make a determination that changes to CPA 155/04 are necessary and schedule a future public hearing.

Planning staff will prepare a staff report in October that will outline the issues associated with CPA 155/04.

Follow up: Okay with Board to move forward to Monday's agenda to set the date for a public meeting on CPA 155/04 for October 11, 2010 to consider adoption or changes to the Planning Commission's recommendation.

General Services Administration
Summary Minutes

Work Session was held between the County Commissioners and General Services Administration on Wednesday, September 8, 2010, at 1:00 p.m., in the Island County Annex Building, Commissioners' Hearing Room, B-102, Coupeville, WA. Present were:

County Commissioners: Helen Price Johnson, Chair **Staff:** Debbie Thompson
Angie Homola, Member

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John Dean, Member

Staff Present: Betty Kemp, Director, Don Mason

Others Present: Elaine Marlow, Budget Director, Bill Oakes, Steve Marx, Pat Powell, WCLT, 11 members of the public and press

(Record Part 2 @00:05)

Conservation Futures

Subject: 2010 CFF Projects (cont. from 9/1/10)

Attachment: Spreadsheet – Conservation Futures 5 Year Cash Projections

Proposed Action: At the 9/1/10 work session the Board approved \$250,000.00 for Ebey's Reserve Farmland Phase 4 to purchase conservation easements on up to 288 acres of prime farmland within Ebey's Reserve.

After a lengthy discussion and input from Pat Powell regarding the utilization of available Navy funds for the Pacific Rim Institute proposal, the Board agreed that it was financially prudent to carry forward approximately \$200,000.00 from year to year and approved moving forward with the following:

- *Greenbank Farm – Greenbank Farm Management Group and the Port of Coupeville – request for \$50,000.00 per year for 8 years (totaling \$400,000.00) to purchase a conservation easement on the property owned by the Port of Coupeville at the Greenbank Farm. CAB recommendation is \$100,000.00 per year for years 1-3; \$50,000.00 per year for years 4-8 (total of \$550,000.00) for an easement to be negotiated between Island County and the Port.*

The Board agreed to a total of \$400,000.00 with a first year installment of \$50,000.00 to preserve the flexibility to deal with the results of the appraisal for Pacific Rim Institute.

- *Smith Prairie – The Au Sable Institute and Pacific Rim Institute for Environmental Stewardship (PRI) – request from Pacific Rim Institute for \$400,000.00 to purchase 175 acres from the Au Sable Institute. CAB recommendation is 50% value of a conservation easement for the same property up to a maximum of \$500,000.00.*

The Board agreed to fund 50% of a conservation easement to be negotiated between all the parties, not to exceed \$300,000.00, subject to the appraisal.

Motor Pool

Subject: Inventory of County Vehicles

Attachment: Memo dated 9/7/10 from Betty Kemp, to BOCC

Discussion: At Commissioner Homola's request, Betty provided a full account of all county vehicles. The discussion included a review of motor pool vehicle composition and utilization.

Burn Permit Program (cont. from 9/1/10)

Subject: Burn Permit Program Revenue

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Attachment: Memo dated 8/26/10 from Betty Kemp, to BOCC

Proposed Action: Betty noted that she was able to contact Clallam, Jefferson, and San Juan counties to see how they handled their burn permits and all three contract with their fire districts. She spoke with Chief Palmer, Fire District 3, who indicated there was some interest within the Fire Districts in having the County contract with them.

Mark Asmundson, Executive Director, with Northwest Clean Air Agency is concerned about the County not having a burn program in place and is willing to step to the plate and cover the County's shortfall for this year. He also suggested that the County apply for an environmental grant.

Follow up: Betty will draft a letter to the NWCAA for Board signature notifying them that revenues from the burn permits have declined and do not support the program and ask if they will be able to assist the County this year in order to continue the Burn Permit Program. She will also contact the Fire District to get more details about what a contract with them would entail.

Budget Director
Summary Minutes

Work Session was held between the County Commissioners and the Budget Director on Wednesday, September 8, 2010, at 10:50 a.m. and 3:35 p.m., in the Island County Annex Building, Commissioners' Hearing Room, B-102, Coupeville, WA. Present were:

County Commissioners: Helen Price Johnson, Chair
Angie Homola, Member
John Dean, Member

Staff: Debbie Thompson

Staff Present: Elaine Marlow, Budget Director

(Record Part 2 @ 1:44:01)

Subject: Island County Joint Advisory Board (Second 2% Hotel-Motel Tax)

Attachments: Island County Travel Impacts, 1991-2008, Council of Governments Subcommittee Meeting Minutes dated 8/31/10 & 9/7/10

Information: Commissioner Price Johnson informed the Board that the subcommittee has met twice to review and identify discrepancies between the interlocal agreement and JAB bylaws, discuss priorities and suggest possible changes.

Follow-up: The next subcommittee meeting is scheduled for September 14th after which she expects to bring forward a formal proposal for consideration.

Subject: 2011 Budget

Attachment: none

Discussion: Ms. Marlow noted that at Monday's Board meeting to begin the budget process she will talk about revenues so everyone will have a clear understanding of what is available. In terms of the Senior groups, it was suggested that the Board ask them to meet and provide a proposal on how to allocate the limited dollars available. The request will be that they submit a budget narrative prior to the discussion.

EXECUTIVE SESSION

At 3:05 p.m. Commissioner Price Johnson announced that the Board would meet in Executive Session as allowed under RCW 42.30.110(1)(d) to review negotiations on the performance of a

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publicly bid contract. The Executive Session was expected to last 30 minutes with no announcement afterwards.

Following Executive Session at 3:35 p.m. the Board returned to Regular Session.

Subject: 2010 Lodging Tax/Tourism Promotion Proposal (First 2% Hotel-Motel Tax)

Attachment: Proposal

Discussion: Commissioner Price Johnson spoke about her desire to restructure the Lodging Tax Advisory Committee in an effort to enhance effectiveness, accountability, and predictability. After a review of past practices and committee composition with the goal in mind to streamline the committee process, clearly align it with the stated purpose, and make the connection between dollars allocated and economic impact more apparent, Commissioner Price Johnson presented a draft plan for the coming year.

Follow up: Commissioner Price Johnson will bring back to the Board a final proposal for consideration.

Subject: South Whidbey Park and Recreation District

Attachment: none

Discussion: In light of the fiscal challenges facing the County, the Board agreed to send an invitation to the South Whidbey Park and Recreation District to consider acquisition or management of properties within the District's jurisdiction which may be better suited to the District's purpose and resources than the County's.

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON

Helen Price Johnson, Chair

Angie Homola, Member

John Dean, Member

ATTEST:

Elaine Marlow, Clerk of the Board